



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #DN-1178 (*Facility*) San Jose, California

This stunning *Turn-Key Facility* is an excellent opportunity a dentist looking to establish satellite office with minimal start-up costs wishing to practice in the vibrant Silicon Valley. Expect to pay more but be pleasantly surprised with this spacious office which would cost more than our asking price to duplicate! Carry on the strong tradition and philosophy of delivering quality dental treatment in this facility w/ *reasonable rent and great lease!*

This beautiful, well-established office is ideally located in South/East San Jose, nestled between two major thoroughfares, near a densely-populated residential neighborhood, and is conveniently located in a heavy traffic, highly desirable, popular Retail Shopping Center. The suite occupies approximately 1,207 square feet and consists of 2 fully equipped Ops, plus plumbing for 1 additional Op, Reception area, Sterilization, Doctor's office, and Restroom.

***Full Price: \$50,000***

*For further details or on-site visit, please contact:*

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

**We look forward to serving you**

# DN-1178

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$50,000

## PRACTICE INFORMATION SHEET

## OFFICE SPACE &amp; LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	N/A		
Is the space leased?	Yes	Is lease renewable?	Yes	Is lease assignable?	Yes
Term of Lease:	5 yrs w/ 1-3yr option		Expiration date:	January 2023	
Do you share space with another dentist?	N/A				
Rent per month	\$ 4,635/Monthly	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	Are utilities included?		No		
Is the rent considered above, below or at fair market value?	Fair Market				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	1,207 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	2	Plumbed for additional ops?	Yes, 1		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
		Intra-oral Camera:	Yes	3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Located between two major thoroughfares, near a densely populated residential housing area, conveniently located in high-traffic and desirable, popular Shopping Center				

## EQUIPMENT &amp; LEASEHOLDS

Occasionally some specialized items may be excluded from the sale, such as: Articulators, Endo and/or Implant Systems. These items will be referenced as "excluded" on Seller's Equipment list. In addition, Buyer understands that the following items may also be excluded from the sale: diplomas, certificates, cameras, photographs, artwork and miscellaneous personal items.

Describe age and characteristics of leasehold improvements:

Average age of Equipment: ~ 12 yrs

Any equipment leases? No Equipment is right/left-handed/convertible? Right

Is pegboard or computer? Computer What type of computer? PC/Windows

What software? Open Dental Is software transferable? Yes, Transfer Fee, if applicable, to be paid by Buyer

Fees Schedule: Available upon request

**NOTE: The Seller has furnished the preceding information to WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES. This information has not been verified. A potential Buyer should verify the accuracy of all information to his/her own satisfaction.**

**WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES are agents of the Seller and therefore represent the interest of the Seller. We strongly advise a potential purchaser to seek independent counsel to represent his/her interests. Counsel may be, but is not limited to, an attorney, accountant, appraiser, broker or management consultant. Fees of such counsel are the sole responsibility of the purchaser.**